

**April 26, 2007 Minutes of  
Bigfork Land Use Advisory Committee**

Members present: Phil Hanson, Clarice Ryan, Darrel Coverdell, Mary Jo Naïve, Shelley Gonzales, John Bourquin, Paul Guerrant

Chairman Bourquin called the meeting to order at 4:005 PM, and called for adoption of the agenda. Agenda was approved. M/S Hanson-Guerrant

Minutes of the March 29, 2007 meeting were approved as emailed. M/S Guerrant-Coverdell

**SECRETARY'S REPORT:**

**A.** Park Lane subdivision was denied by the Flathead County Planning Board by a vote of 6-2. Concerns cited were 1) Speed on Hwy 35 and no turn lane, 2) Small lots facing Hwy 35 and strip development look, 3) Loss of available trees and buffer intended to include Hwy 35 right-of-way, 4) BLUAC's unanimous denial, 5) No "Will Serve" letter by Bigfork Water and Sewer, 5) Development does not fit County and BNP growth Plans regarding corridor entering the village. Committee members were encouraged to attend the Commissioner meeting for consideration of this application.

**Gonzales:** When an individual BLUAC member speaks at a Planning Board or Commissioner meeting regarding an application considered by BLUAC, are we authorized to speak on behalf of BLUAC? After discussion, it was generally agreed BLUAC members may express the considerations of the BLUAC majority approval or disapproval of an application. Members were encouraged to take turns attending county meetings.

**Elna Darrow:** Suggested BLUAC may want to report on applications at the BSC meeting after BLUAC consideration and before the meetings of the Planning Board or Commissioners to raise awareness and provide accurate information.

**B.** The position for BLUAC Member At Large will have public notification for 30 days, May 1, through May 31, 2007 in the Daily Interlake and Bigfork Eagle. The term is one year and members must be registered voters within the jurisdiction of a minimum of two years. Persons meeting the qualifications shall submit a letter of interest, listing all qualifications to Mary Sevier, Flathead County Planning Office, 1035 First Avenue West, Kalispell, MT 59901, before the deadline. A special BLUAC meeting will be held on June 14, 2007, to elect officers, appoint the Member At Large and orientation. The Secretary was asked to pick up the necessary regulations from the Planning Office, a copy of the BLUAC Bylaws, Bigfork Survey, Bigfork Neighborhood Plan Draft, training material from Jonathan Smith, plus any applications to be considered at the regular meeting on June 28m 2007, for the new Member At Large.

**C.** Copies of the National Geographic "Explore the Crown of the Continent". Applications should be specific and include photos if possible. Deadline for filing the Application is May 11, 2007.

**APPLICATIONS:**

None

**OLD BUSINESS:**

**A.** The Bigfork Neighborhood Plan Draft review by the Planning Office will be delayed until the Planning Office has sufficient staff online. B J Grieve will return the draft with any suggested changes or revisions to BLUAC before submission to the Flathead County Planning Board.

**B.** Overlay Zoning was discussed. It was generally agreed that it is worth pursuing. This would be a subject better reviewed by a sub-committee of the Bigfork Steering Committee. It was noted that many issues might be better addressed with materials provided in a brochure and utilizing peer pressure and

incentives rather than strict regulation. The Secretary will obtain information from the Bozeman area where overlay zoning has been used. It was also generally agreed that the concept should start with a small area such as the village area or corridors and gateways into Bigfork. Another suggestion is to look at present zoning to see if it is appropriate.

#### **NEW BUSINESS:**

**A.** The committee reviewed photographs of seven examples of inappropriate signs in the Bigfork area. The Implementation Strategy of the BNP specifies “BLUAC may receive and forward with recommendations to Flathead County, as appropriate, citizen complaints as to zoning, conditional use permit, and Bigfork Neighborhood Plan violations.” Discussion was held regarding the procedures necessary to review complaints. Questions raised and comments offered included:

1. Determine if a violation has taken place.
2. Encourage people to contact the party personally.
3. Will people feel comfortable approaching a neighbor with a violation?
4. News media may be a good approach to provide information and education to the public regarding specific County and local regulations.
5. Send a letter to persons in violation with a neighborly approach to inform of a violation and how to correct it. It was generally agreed that most people do not violate regulations intentionally. It would be appropriate to give people the opportunity to correct any violations quietly without the necessity of filing a formal complaint with the County.
6. Complaints will not be accepted anonymously.
7. Provide a reasonable deadline before complaints are forwarded to the County.
8. Send letters certified with return receipt for record keeping purposes.
9. Set up tracer file for follow-up.

The committee generally agreed, in the issue of inappropriate signage, that BLUAC ask the Bigfork Eagle and the Lakeshore Country Journal to run an article with information on signage and the fact that BLUAC is taking the “neighborly” approach and will be sending letters to people notifying them of the problem. Hopefully, the article will run twice for better awareness.

The committee will draft a letter to be sent with a deadline before any action is taken to forward the issue to county officials.

#### **PUBLIC COMMENT:**

**Darrel Coverdell** asked if there was any information on what the parking situation will be for the Branding Iron complex being built on Hwy 35 north of Architectural Innovations. The secretary will check and report back to the committee.

Craig Wagner complimented the committee on their professionalism, open discussion and cooperation.

Meeting was adjourned at 6:12 PM; M/S Hanson/Guerrant

Sue Hanson  
BLUAC Secretary